



***Town of Tyngsborough Community Preservation
Committee***

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Linda Geyer, Chairperson
Eric Lantz, Secretary

Christine Chisholm, Vice-Chair
Ken Times, Treasurer

**Meeting Minutes March 25, 2009
Members Attendance:**

Present: Linda Geyer (LG), Warren Allgrove (WA), Eric Lantz (EL), Ken Times (KT), Ed Smith (ES), Jim Miller (JM), Christine Chisholm (CC), Mark Rohrbaugh (MR), Rich Lemoine (RL)

Absent: None

Guests: Joseph Rizza, Principal member of Court Street Architects

Meeting Location: Town Hall, Community Room

Chairperson, Linda Geyer, called the March 25, 2009 meeting of the Community Preservation Committee (CPC) to order at 7:08PM.

Agenda Item 1 – Old Town Hall

1. (WA) – I am Chairman of the Historical Commission and we have been working on restoring the Old Town Hall since the year 2000. We have spent monies approximating \$50,000 to preserve the building so far. We have been looking to restore this building since the CPA was approved by the citizens of the town. We have our architect here for a presentation. (JR) – The building has no insulation which has caused damage. If it sits too much longer it will

need a great deal more improvement than it needs now. The addition at the rear is not salvageable and needs to be replaced. We need handicapped access to the front porch. We will save the existing trim but remove all the exterior and beef up the floor structure. The rear of the building has completely rotted out. We propose to restore this portion on the existing footprint. We want to resurrect the balcony as a useable space. We want to add a kitchen in the basement and bathrooms on both levels. An elevator would provide access to the three floors. We propose to remove the outside porches and have them completely redone with handicap access. We propose to replace the windows with thermo pane energy efficient windows with the look of historic windows. We recommend a finish on the exterior that will last for at least 15 years. The roof needs to be replaced and a hump removed. We estimate the total project to be \$2.8 million or maybe less due to current economic conditions. A Geo-thermal building project is not feasible due to the building not being occupied consistently.

2. **Discussion:** (WA) - The building costs are pretty much fixed due to handicap access requirements and in order for the building to be completely useable by the citizens the building improvements as proposed cannot be changed in anyway or done in phases. (EL) – So it is all or nothing? (WA) – Yes. (JR) – Now is the time to build. 10% has been added for contingencies that may not be needed. The building qualifies for local utility rebates which can be substantial. (EL) – Have we looked into a State or Federal designation as an historic site for grant funds? (WA) – We had looked into this in the past and it has been investigated a number of years ago but has not worked. We had a grant person investigate the availability of State or Federal grants and there are none. (Rob Kidd) reading a statement from the Historical Commission - Boy and Girl Scout meetings, 4H meetings, small concerts, theater, art shows, town auctions and a general meeting place for townspeople are just some of the uses of the Old Town Hall. Historical preservation of the Old Town Hall may be the first step in preserving all of the buildings in the town center. (ES) – I would like us to bond the monies for this project over the future years after we get a proposal. (WA) – According to our Fire Chief we could host a Fire Fighters state seminar at the location. (RL) – We have developed a Master Plan and it was accepted at Town Meeting. We also developed a vote at town meeting for a market analysis for the town center including the Old Town Hall. Let us do the market analysis before jumping to conclusions. We will have more information in 30 days and waiting for this would be prudent. The full market analysis that incorporates *all* the structures and land potential uses for the entire Town Center may take 6 months. (EL) - Before we redevelop the Town Center we need to responsibly look at our financial commitments for the *entire* area and how much money the CPC has available. (Corey Lambert) – The Master Plan Committee ignored the Historical Commission's recommendations concerning the Old Town Hall. We need to act on this now madam chairman!

3. **Motion (KT) 2nd (ES): That an amount of CPA funds not to exceed \$2.5 million be dedicated or borrowed against future CPA funds be allocated toward the renovation and preservation of the Old Town Hall. And furthermore that after all due diligence is done that this be brought to Town Meeting in the Fall of this year. In Favor - JM, WA, KT, ES, CC. Opposed - LG, RL, EL, MR. Motion carries.**

Agenda Item 2 – Meeting Minutes

1. 17 December 2008. (CC), 2nd (KT). Meeting minutes approved unanimously.
2. 5 February 2009. (ES), 2nd (KT). Abstain – CC, JM. Meeting minutes approved.
3. 25 February 2009. (ES), 2nd (KT). Abstain – MR, RL. Meeting minutes approved.

Motion to adjourn by (CC), 2nd (ES) 8:55 PM. Voice vote: passed unanimously.

The next scheduled meeting of the CPC is for April 29th at 7:00pm at the Town Hall.